

CARMEL CITY CODE
CHAPTER 10: ZONING & SUBDIVISIONS
ARTICLE 1: ZONING CODE
CARMEL ZONING ORDINANCE
CHAPTER 20E: C-1/CITY CENTER DISTRICT

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20E.00 C-1/City Center District.¹

20E.00.01 Purpose and Intent.

The purpose of the C-1 City Center District is to create and protect land areas for the development of the Carmel City Center, a central mixed-use complex of retail, residential, office, and community facilities designed to meet the cultural and economic needs of the community. The development is intended to stabilize an area that has fallen into disuse, and provide an energetic focus to the city's central business district. The combination of retail shopping and entertainment is intended to provide a destination for families. The office complex included in the project is intended to attract the very best corporate citizens to the community. The City Center will be bisected by the Monon Greenway, further developing the attractiveness of the linear park project. When coupled with a museum/exhibit hall and performing arts center, the City Center will provide the attractions necessary to support a retail and entertainment complex and will lend itself to hosting large cultural and entertainment events. To promote the development of the City Center district, the City of Carmel will provide master land planning, land acquisition, street improvements, landscaping and utility infrastructure.

20E.00.02 Tract Requirements.

Land areas shall be rezoned C-1 only upon application by the City of Carmel itself. All activities associated with commercial, transportation, service, office and residential activities shall be conducted within completely enclosed buildings in such a manner that any nuisance factors are not emitted outside of the building. Visual screening of the outside activities including, but not limited to, storage and trash collection areas shall be included.

20E.00.03 Approval of Development Plan.

1. Following approval by the Carmel Redevelopment Commission, the City of Carmel shall submit for approval a Development Plan (DP) that includes the following development

¹ Section 20E.00 amended per Ordinance No. Z-372-02; Z-453-04, §bw-bx.

requirements for that property: Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS).

2. The Director, as the staff of the Carmel/Clay Plan Commission, shall review a DP application to determine if the DP satisfies the development requirements of the C-1 District.
3. The Director must approve, approve with conditions, or disapprove the Development Plan (DP) for any tract of land in the C-1 District.
4. The Director shall hold a public hearing before deciding whether to approve or disapprove a DP. However, no DP is required for additions to existing structures which:
 - a. Are attached to the existing structure;
 - b. Continue the architectural design of the existing structure, including exterior color and materials; doors and windows, other detailing;
 - c. Meet with requirements of the C-1 District;
 - d. Do not exceed twenty percent (20%) of the original Gross Floor Area of the existing structure, applicable from the date of this Section; and
 - e. Have received a prior ADLS approval from the Commission.
5. Pursuant to IC 36-7-4-1400 *et seq.*, the Director (as the staff of the Plan Commission) is hereby authorized to conduct a public hearing to determine whether the Development Plan complies in all respects with the Zoning Ordinance and any commitments made by the owner of the real property under IC 36-7-4-613. The Director shall then make written findings concerning his or her decision to approve or disapprove the Development Plan, and the Director is hereby designated as the official who is responsible for signing the written findings.
6. The approval or disapproval of a Development Plan by the Director under this *Section 20E.00.03* is a final decision of the Commission that may be reviewed only as provided in IC 36-7-4-1016. After initial approval of the Architectural Design, Exterior Lighting, Landscaping and Signage (ADLS) under this *Section 20E.00.03*, the ADLS shall not be materially or substantially changed or altered without the prior approval of the Commission under its rules of procedure.
7. **Zoning Waiver.** The applicant may apply for a Zoning Waiver of the dimensional and quantitative standards of the C-1 District by not greater than thirty-five percent (35%), consistent with requirements set forth below:
 - a. The proposal shall be in harmony with the purposes and the land use standards contained in this chapter;
 - b. The proposal shall enhance the overall Development Plan, the adjoining streetscapes and neighborhoods, and the overall City Center District.
 - c. The proposal shall not produce a site plan or street/circulation system that would be impractical or detract from the appearance of the Development Plan and the City Center District, and shall not adversely affect emergency vehicle access or deprive adjoining properties of adequate light and air.
 - d. The proposal exhibits extraordinary site design characteristics, including, but not limited to: Increased landscape treatment, tree preservation, public art, provisions for bicycles and/or mass transit, reduced surface parking coupled with provisions for above or below ground parking facilities.
 - e. In granting a waiver, the Commission may impose such conditions that will, in

its judgment, secure the purposes of this chapter. This subsection does not affect the right of an applicant under Indiana law to petition the Board for a variance from development standards, as provided in IC 36-7-4-918.5 and this Zoning Code.

20E.01 Permitted Uses²

See *Appendix A: Schedule of Uses*.

20E.01.01 Minimum Area Requirements: None.

20E.01.02 Other Requirements: None.

20E.02 Special Uses & Special Exceptions³

A. Other uses similar and comparable to the C-1 permitted uses specified in *Appendix A: Schedule of Uses*.

B. See *Chapter 21: Special Uses & Special Exceptions* for additional regulations.

20E.02.01 Minimum Area Requirements: None.

20E.02.02 Other Requirements: None.

20E.03 Accessory Buildings and Uses: (See *Chapter 25: Additional Use Regulations* for additional requirements.)

1. Accessory Uses. Enclosed Accessory Uses which are incidental to, maintained on the same lot and directly associated with the operation of a permitted use, including recreational areas for employees and lodging facilities for owners, guards or caretakers.
2. Accessory Buildings. Any detached Accessory Building on any Lot shall be compatible in architectural style and construction materials with the Principal Building(s) with which it is associated.

20E.04 Height and Area Requirements⁴ (See *Chapter 26: Additional Height, Yard, & Lot Area Regulations* for additional requirements.)

20E.04.01 Maximum Height - Residential Uses:

1. Adjacent to any residential use or zone: One hundred fifty (150) feet, measured from street grade.
2. Adjacent to all other uses: One hundred fifty (150) feet, measured from street grade.

20E.04.02 Maximum Height - Commercial and Civic Uses:

1. Adjacent to an existing or platted single-family residence or residential subdivision: One hundred fifty (150) feet, measured from street grade.
2. Adjacent to all other uses: One hundred fifty (150) feet, measured from street grade.

² Section 20E.01 amended per Ordinance No. Z-415-03, §az.

³ Section 20E.02 amended per Ordinance No. Z-415-03, §ba; Z-453-04, §by.

⁴ Section 20E.04 amended per Ordinance No. Z-382-02; §a; Z-476-05, §a-b.

20E.04.03 Minimum Lot Frontage:

1. Residential use: Thirty-five (35) feet.
2. All other uses: One hundred (100) feet.

20E.04.04 Minimum Lot Size:

1. Residential use: Four thousand (4000) square feet with public sewer and public water.
2. All other uses: Twenty thousand (20,000) square feet per Principal Building.

20E.04.05 Maximum Lot Coverage: eighty percent (80%).**20E.05 Architectural Design.⁵**

- 20E.05.01 Buildings shall be designed and constructed in accordance with the adopted architectural style and materials palette established for the City Center by the City of Carmel Redevelopment Commission.

20E.06 Landscaping Requirements.⁶

- 20E.06.01 Style and Species. Landscaping shall be designed in accordance with the adopted landscaping style and species palette established for the City Center by the City of Carmel Redevelopment Commission.

- 20E.06.02 Street Trees. Shade trees shall be planted along all streets within the rights-of-way, parallel to the street. Species, size, and installation shall be per the standards of the City of Carmel.

20E.06.03 Landscaping Installation and Maintenance.

1. Installation. All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy by the Department Administrator. If it is not possible to install the required landscaping because of weather conditions, the property owner shall post a bond for an amount equal to the total cost of the required landscaping prior to the issuance of the Final Certificate of Occupancy.
2. Maintenance. It shall be the responsibility of the owners and their agencies to insure proper maintenance of the landscaping, in accordance with the standards set by this Ordinance. This is to include, but is not limited to, replacing dead plantings with identical varieties or a suitable substitute, and keeping the area free of refuse and debris.

20E.07 Permanent Signs.⁷

- 20E.07.01 All permanent signs in the C-1 District shall be designed and constructed in accordance with the adopted architectural style and materials palette established for the City Center by the City of Carmel.

⁵ Section 20E.05 adopted per Ordinance No. Z-372-02.

⁶ Section 20E.06 amended per Ordinance No. Z-365-01; Z-372-02. Renumbered per Ordinance No. Z-372-02.

⁷ Section 20E.07 adopted per Ordinance No. Z-372-02.

- 20E.07.02 Except as noted below, the placement and number of permanent signs shall be in accordance with the project standards established by the City of Carmel Redevelopment Commission.
- 20E.07.03 All Signs must fit within the horizontal and vertical elements of the building and may not obscure details of the building.
- 20E.07.04 No sign shall extend above the cornice line of the building.

20E.08 Fencing⁸

- 20E.08.01 Maximum Height:
- a. Side and Rear Yard: eight (8) feet;
 - b. Front Yard: four (4) feet.
- 20E.08.02 Materials. Fences shall be constructed solid wood or masonry, and shall be approved by the Director at the time of final Development Plan approval. Stockade or shadow box fences shall not be permitted within the C-1 District

20E.09 Parking⁹

- 20E.09.01 Parking Lots. Parking lots shall generally be located at the rear or at the side of buildings and shall be screened from the sidewalk/street by low walls, fences or hedges.
- 20E.09.02 Pedestrian Pathway. In parking areas designed to accommodate more than four (4) rows of vehicles, a landscaped, separated pedestrian pathway shall be provided for safe access through the parking area to the front door.
- 20E.09.03 Bicycle Parking. Bicycle parking with bike racks should be provided.

20E.10 Streets and Circulation¹⁰

- 20E.10.01 Vision Clearance. Vision clearance on corner lots and at the intersections of streets and driveways shall be observed.
- 20E.10.02 Separation of Circulation Systems. Conflicts between pedestrians, bicycles and autos shall be minimized. Separation of circulation systems shall be created through design elements such as changes in grade, material, screens, structures, *etc.*
- 20E.10.03 Sidewalks. Sidewalks shall be required along all public streets, and shall be constructed to the standards of the City of Carmel. Where pedestrians are forced to cross traffic lanes, changes in paving and narrowing of roadways can alert drivers to pedestrian traffic.
- 20E.10.04 Routing of Vehicular Traffic. Vehicular traffic serving the C-1 District should not be routed into or through a residential development or onto a street serving a school or community facility.
- 20E.10.05 Routing of Truck Traffic. Truck traffic serving the C-1 District should be prohibited from using surrounding residential streets.

⁸ Section 20E.08 renumbered per Ordinance No. Z-372-02.

⁹ Section 20E.09 renumbered per Ordinance No. Z-372-02.

¹⁰ Section 20E.10 amended per Ordinance No. Z-372-02. Section 20E.10 renumbered per Ordinance No. Z-372-02.

**CHAPTER 20E: C-1/CITY CENTER DISTRICT
AMENDMENT LOG**

Ordinance No.	Docket No.	Council Approval	Effective Date	Sections Affected
Z-343		May 1, 2000	May 1, 2000	
Z-365-01	76-01a OA	November 5, 2001	November 27, 2001	20E.05.04(1)
Z-372-02	3-02 OA	April 1, 2002	April 1, 2002	20E.00.03; 20E.05; 20E.06; 20E.07; 20E.08; 20E.09; 20E.10 Spring 2002 v1
Z-382-02	38-02 OA	July 15, 2002	July 15, 2002	20E.04.01(1) Summer 2002 v1
Z-415-03	39-02 OA	November 17, 2003	November 18, 2003	20E.01; 20E.02 Autumn 2003 v1
Z-453-04	150-02 OA	August 16, 2004	August 16, 2004	20E.00; 20E.02 Summer 2004 v1
Z-476-05	05020023 OA	May 2, 2005	May 2, 2005	20E.04 Spring 2005 v1